



## Minutes

### Planning Commission Minutes December 7, 2021, at the Greensboro Free Library and via Zoom 5 PM

**Present In-person:** MacNeil.

**Present via Zoom:** Kelli Story, Christine Armstrong, Ellen Celnik, Kent Hansen, Linda Romans, Brett Stanciu, Rick Ely.

**Commission Members Absent:** Carol Fairbank.

**Meeting called to order at 5:05 p.m. by MacNeil, acting as Chair.**

1. **Approve the Meeting Minutes for November 16:** Motion to approve by Christine, seconded by Kent, carried.
2. **Agenda Addition:** Brett requested to have the FY23 budget re-examined. FY22 is \$6K. This includes a \$2,500 Bend Revitalization matching grant expenditure. Kent suggested \$3K as he hopes for a housing grant match. Christine suggested leaving the figure at \$6K for possible consultants, maps, a \$1K Caspian Reclassification match, and public educational materials. Brett noted maps will be paid from other sources in the budget. She asked to have the Caspian Reclassification expenditure submitted for the FY22 budget. Ellen noted consultants should be utilized before June. Christine suggested \$4,500. Ellen made a motion that the Commission request \$3K for the FY23 budget. Kelli seconded. Ellen, Kelli, Kent, MacNeil, and Linda voted yes. Christine voted no.
3. **Greater Greensboro Task Forces Updates:**
  - **Stewards of Caspian Watershed:** Christine noted the Stewards made progress in creating an excel spreadsheet of all residents and addresses in the Caspian watershed. MacNeil asked where the maps were obtained from. Christine answered from the Department of Environmental Conservation.
  - **Walking/Biking Paths Task Force:** MacNeil reported that he walked with John Schweitzer and consultant Robert White (designer of trails, located in the White River area). The purpose was to find a pedestrian path around the lake. A consultant's report is required before grants can be applied for to develop this walking path. MacNeil also updated the



Commission regarding potential paths, including a path between the village and the Bend. He will share the report when it's finished.

- Ellen noted the Rec Committee hopes to have an ice rink ready at HCA by the holidays, depending on the weather. Swimming lessons will hopefully be revived.

### **3. Finalize Short-Term Rental Enforcement/registration for the Selectboard:**

Significant discussion revolved around whether STRs are a business, and what language would be needed in the proposed SPD bylaw to include them as a permitted use if the STR bylaw was approved by the voters. MacNeil noted that language has not been forwarded to the Selectboard.

Kelli shared her research regarding other towns who regulate STRs. Burlington has had an issue as it is a college town. Downtown Burlington has left regulation essentially in the Health and Safety Dept. Stowe doesn't have the human power to enforce, so that town does not have a STR bylaw. Westmore is opposed to regulation, but had to crack down on one property. Kelli suggested language could be added as conditional and added in if the STR bylaw passes. The Commission agreed to this.

Brett asked who will enforce what areas of this bylaw. She noted the state is unlikely to enforce advertising of over occupancy. Kent said the Commission has voted on this bylaw and passed it to the Selectboard. He said the Commission should wait until the Selectboard comes to the Commission.

- 4. Delegation Agreement:** Ellen made a motion to send the letter Linda wrote to the Selectboard. Kelli seconded. Christine asked why the Commission is continuing the self-delegation. MacNeil replied the town voted for this at town meeting. The town introduced its 250' setback and adopted their own zoning bylaws before the state did. All voted in favor to send the letter to the Selectboard. Linda noted Little Eligo will need to be added. MacNeil noted if the Eligo Resource District isn't approved, then the delegation is in jeopardy.
- 5. New Business:** Linda noted there are a couple of things in Rick Ely's comments that are not correct. Currently, paths to the lake are 5'. This doesn't need to change to 6' as Ely suggests. The bylaw does not take away any grandfathering restrictions. Christine said she looked in detail at the letter Rick Ely sent earlier this summer. She sorted out where Rick was right and refuted where he was wrong.



Christine asked what's the Commission's homework before the next meeting? MacNeil noted the next thing to take up the reconfiguration of the Commission. The Commission is in a holding pattern. Kent asked to have people whose terms are up to let the Commission know. Christine would like to finish the index. Linda noted it's time to redo the survey as it's been five years. Ellen suggested taking a holiday break and beginning fresh in January.

**Adjourn.** Linda made a motion to adjourn at 6:20 PM. All in favor.

Submitted,

Brett Stanciu, Zoning Administrator